

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Myrick Development, Inc

Case #: 19-R-01

Date: February 27, 2001

Comments:

1. No comments.

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Division: Planning

Member: Angela Csinsi
761-5984

Project Name: Myrick Development, Inc.

Case #: 19-R-01

Date: February 27, 2001

Comments:

Request: 10-unit townhouses in RMM-25 district on a waterway

1. This project must comply with ULDR Section 47-18.33, Townhouse. The dimensional requirements for RMM-25 in ULDR Section 47-5.36 Table also apply unless otherwise noted in 47-18.33. Please indicate lot size for each unit, including driveways and areas held in common ownership.
2. This project must meet the requirements of ULDR Section 47-5.36, Waterway Use, but Planning & Zoning Board review is not required because townhouses are not defined as multi-family development.
3. Pursuant to the Waterway Use requirements, provide additional landscaping in the rear of the project to mitigate views from across Seminole Lake.
4. Indicate property line and setbacks for each elevation. Also provide a cross-section, showing the building's relationship to the water and to NE 14th Street.
5. Label all easements on the architectural site plan.
6. Discuss encroachment of roof railing into setbacks above 22' in height (ULDR Section 47-18.33.B.5.d).
7. Discuss proposed fence with zoning representative. Label fence location on architectural site plan.
8. Are any changes proposed for the sea wall? If not, place a note on the plans stating this and that all docks or slips are for the use of upland residents only. If there are, provide details of changes.
9. A maintenance agreement is required for all townhouse developments (ULDR Section 47-18.33.B.11).
10. Response to these comments should be provided within 90 days of this meeting or additional DRC review may be required.
11. Additional comments may be forthcoming at DRC meeting.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Myrick Development, Inc.

Case #: 19-R-01

Date: 2/15/01

Comments:

1. Provide an average of two thousand (2,000) square per dwelling unit, including driveways and areas held in common ownership in accordance with section 47-18.33.B.1.
Delineate and provide area calculations on site plan.
2. In accordance with section 47-18.33.B.3 a minimum of twenty-five percent (25%) of the townhouse group's front façade shall be setback an additional five (5) feet from the rest of the front façade. Provide calculations of façade area.
3. Aluminum fence shall not encroach in the five (5) foot easement for use by the owners of the townhouse group.
4. The additional one (1) foot setback for each additional foot of height also applies to the interior side yards where the building/structure exceeds twenty-two (22) feet in height in accordance with section 47-18.33.B.5.d.
5. Electric meter/mail box monuments shall not encroach in the front yard setback.
6. Easement and maintenance agreement must be reviewed and approved by the city attorney and shall be made recordable.
7. Additional comments maybe discussed at DRC meeting.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Myrick Developments Inc

Case #: 19-R-01

Date: 2-19-01

Comments:

- 1) Fire sprinkler system required as per 553-895 Florida Statutes.
- 2) Flow test required.
- 3) Civil plan required showing fire main, hydrants, DDC and FDC's.
- 4) 3806 SFBC fire line and hose stations required.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Myrick Development, Inc.

Case #: 19-R-01

Date: 2-19-01

Comments:

The secondary entrances in the alcoves are a security problem, as they provide privacy for potential burglars.

If this design is to be used, upgraded security is needed at the initial entranceways.

Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Myrick Development, Inc.

Case #: 19-R-01

Date: February 19, 2001

Comments:

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Myrick Development, Inc.

Case #: 19-R-01

Date: February 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Myrick Development, Inc.

Case #: 19-R-01

Date: 2/21/01

Comments:

1. In the RMM-25 zoning district 35% of the gross lot square footage is to be in landscape. This would indicate a 12,250 square ft. landscape area requirement. There appears to be a deficiency in this regard (sheet C-1 shows a pervious area of only 10,459 square ft). Note that landscape area is defined as planted area maintained by an irrigation system.
2. Curbing to protect landscape areas may be required along 14th St. (as approved by the Engineering Dept.).
3. Indicate any existing trees or palms on site, the adjacent R.O.W., or within 10' of the property line. All Tree Preservation Ordinance requirements apply.
4. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: Myrick Dev., Inc.

Case #: 19-R-01

Date: 2/27/00

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. The applicant must forward documentation for dedicating the alternate drainage easement to Tim Welch, 300 N.W. 1 Avenue. Dedication forms for easements dedicated to City are available at the One Stop Shop. The order of operations required to complete this relocation of drainage outfall are as follows:
 - a. Submit forms for dedicating new easement
 - b. Submit application for engineering permit to construct new piping and outfall
 - c. Submit application for vacating existing easement
 - d. Request final DRC authorization for development
3. Verify size and label existing size of the storm outfall piping.
4. Please verify that any existing wastewater lateral stub-outs are utilized prior to installing new connections for each service as proposed.
5. Provide an additional standard cross section along frontage to N.E. 14 St. in addition to others already provided.
6. Verify whether an irrigation meter will be required and add it on water service plan.

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7. This site involves the paving of over 50% of the frontage along N.E. 14 St. in which case Section 47-20.13.E. requires exfiltration trench drainage facilities unless it can be positively proven they are not needed.